



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Monday, November 9, 2009**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Monday, November 9, 2009, at 10:00 a.m. in Room  
113, State Capitol, Sacramento, California.**

In accordance with provisions of Section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**

**Monday,  
November 9, 2009  
10:00 a.m.  
Room 113**

State Capitol  
Sacramento, California

**I. Roll Call**

Michael C. Genest, Director, Department of Finance  
Ron Diedrich, Acting Director, Department of General Services  
Randell Iwasaki, Director, Department of Transportation  
John Chiang, State Controller  
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department  
(Advisory Member)

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Assembly Member, Mike Eng, Legislative Advisor  
Assembly Member, Mary Hayashi, Legislative Advisor  
Assembly Member, Sandre Swanson, Legislative Advisor  
Senator, Mark J. DeSaulnier, Legislative Advisor  
Senator, Denise Ducheny, Legislative Advisor  
Senator, Abel Maldonado, Legislative Advisor

**II. Bond Items**

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## **BOND ITEMS**

### **BOND ITEM—1 2009 SERIES I VARIOUS CAPITAL PROJECTS**

**OR**

**2009 SERIES I  
VARIOUS CAPITAL PROJECTS**

**AND**

**2009 SERIES K  
DEPARTMENT OF VETERANS AFFAIRS  
NEW HOME PROJECTS**

#### **Judicial Council (0252)**

*Project:* **Fourth Appellate District Courthouse**

*Location:* Santa Ana

*Authority:* Chapter 379, Statutes of 2002, Item 0252-301-0660(1),  
as reappropriated by the Budget Acts of 2003, 2004, and 2006; and  
Chapters 171 and 172, Statutes of 2007, Item 0250-301-0660 (1)

#### **Department of General Services (1760)**

*Project:* **Library and Courts Building Renovation**

*Location:* Sacramento

*Authority:* Chapters 38 and 39, Statutes of 2005, Item 1760-301-0660(1); and  
Chapters 268 and 269, Statutes of 2008, Item 1760-301-0660(1)

#### **California Conservation Corps (3340)**

*Project:* **Tahoe Base Center Relocation – Phase 1**

*Location:* Tahoe

*Authority:* Chapter 157, Statutes of 2003, Item 3340-301-0660(1)  
as reappropriated by the Budget Act of 2004 and  
as partially reverted by the Budget Act of 2006;  
Chapters 47 and 48, Statutes of 2006, Item 3340-301-0660(1), and  
as reappropriated by the Budget Acts of 2008 and 2009

## **Department of Forestry and Fire Protection (3540)**

*Project:* **Twain Harte Forest Fire Station Replacement**

*Location:* Twain Harte

*Authority:* Chapter 157, Statutes of 2003, Item 3540-301-0660(7), as partially reverted by the Budget Act of 2005; Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660(3.75), as reappropriated by the Budget Act of 2007; Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660(5.3); and Chapters 171 and 172, Statutes of 2007, Item 3540-301-0660(9)

*Project:* **Pacheco Forest Fire Station Relocation**

*Location:* Hollister

*Authority:* Chapter 106, Statutes of 2001, Item 3540-301-0660(2), as partially reverted by the Budget Act of 2005; Chapters 38 and 39, Statutes of 2005, Item 3540-301-0660(1.4), as reappropriated by the Budget Act of 2008; and Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660(.3), as reappropriated by the Budget Act of 2008

## **Department of Corrections and Rehabilitation (5225)**

*Project:* **CCC Wastewater Treatment Plant Modifications**

*Location:* California Correctional Center, Susanville

*Authority:* Chapters 171 and 172, Statutes of 2007, Item 5225-301-0660(0.4)

*Project:* **CVSP Wastewater Treatment Plant Improvements**

*Location:* Chuckawalla Valley State Prison, Blythe

*Authority:* Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660(3)

*Project:* **FSP Convert Officer and Guards Building to Office Space**

*Location:* Folsom State Prison, Folsom

*Authority:* Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660(.3)

*Project:* **SQ Condemned Inmate Complex**

*Location:* San Quentin State Prison, San Quentin

*Authority:* Chapter 157, Statutes of 2003, Item 5240-301-0660(4), as reappropriated by the Budget Act of 2008; and Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660(1)

**Department of Veterans Affairs (8960)\* (may be broken out into a 2009 Series K)**

*Project:* **Fresno Veterans Home**

*Location:* Fresno Veterans Home, Fresno

*Authority:* Government Code Sections 15819.60, 15819.65, and 15819.70

*Project:* **Redding Veterans Home**

*Location:* Redding Veterans Home, Redding

*Authority:* Government Code Sections 15819.60, 15819.65, and 15819.70

Consider adoption of one or more resolutions to:

1. Authorize the sale of State Public Works Board Lease Revenue Bonds for the above listed projects either as: (i) State Public Works Board Lease Revenue Bonds, 2009 Series I, Various Capital Projects, or (ii) State Public Works Board Lease Revenue Bonds, 2009 Series I, Various Capital Projects, and State Public Works Board Lease Revenue Bonds, 2009 Series K, Department of Veterans Affairs, New Home Projects, or (iii) in any other series configuration, each of which may be sold as a single series or in two subseries and may include tax exempt bonds or federally taxable Build America Bonds.
2. Approve the form of and authorize the execution of one or more Supplemental Indentures to the Master Indenture, between the State Treasurer and the State Public Works Board, depending on whether the bonds are issued in one or more series.
3. Approve the form of and authorize the execution of a Site Leases between the above listed Departments and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Leases between the State Public Works Board and the above listed Departments.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Authorize the Administrative Secretary to secure the retention of special counsel to the State Public Works Board to render a validity opinion for the above referenced bonds.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

<b>Estimated Project Costs to be Financed</b>	<b>\$ 645,033,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$1,120,000,000</b>
<b>"To Not Exceed" Par Amount</b>	<b>\$1,604,000,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

2009 Series I  
Various Capital Projects

#### Action Requested

**The requested action would authorize the sale of the 2009 Series I lease revenue bonds, which may include one or more sub-series, and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.**

#### Scope Descriptions and Funding

**The projects are within scope**

#### *Fourth Appellate District Courthouse Project*

The Fourth Appellate District Courthouse Project (the “Courthouse Project”) will provide a new courthouse for the California Court of Appeal, Fourth Appellate District, Division Three, and will replace two leased facilities in Santa Ana. The Courthouse Project consists of the construction of a new three story, approximately 52,000 square feet courthouse and related site work, surface parking, utilities and landscaping. The new courthouse building includes an appellate courtroom, chambers for nine justices, offices for staff, a law library, a settlement conference center, and a lobby area designed to properly support security screening of visitors. The flexible design also provides the capability for future expansion of the facility. The courthouse site is located on State-owned land near the Santa Ana Civic Center and includes a surface parking area with 30 spaces.

The total cost of the Courthouse Project is approximately \$27,719,000, of which approximately \$26,841,000 is expected to be financed with proceeds of the 2009 I Bonds. The Courthouse Project is completed and was fully operational and occupied in July 2009.

#### *Library and Courts Building Renovation Project*

The Stanley L. Mosk Library and Courts Office Building (“Library and Courts Building”) Project is located in the City of Sacramento, near the State Capitol, between 9<sup>th</sup> and 10<sup>th</sup> Streets on Capitol Mall. The Library and Courts Building, the Jesse Unruh State Office Building, and the State Capitol are collectively known as the Capitol Extension Group. The building was designated a California landmark in 1977.

The Library and Courts Building consists of a single building that includes a basement, five stories of office and public space, six stories of book storage, mechanical penthouses, and elevator penthouses. The building was constructed in the 1920s and a seismic retrofit of the building was completed in 1997. The building structure consists of a structural steel frame with masonry infill walls. The seismic strengthening included installation of an extensive system of concrete shear walls and upgrades to structural connections. The building’s approximately 188,600 square feet of office and ancillary space houses the California State Library and the California Court of Appeal, Third Appellate District.

The Library and Courts Building Project consists of the renovation of the interior and exterior of the Library and Courts Building. The interior renovation includes the establishment of more efficient use of space for storage, electrical, and telecom spaces, restoration of the historic elevators, enhancement of security, fire and life safety upgrades to add fire suppression, fire alarm, and to correct egress conditions, improved accessibility for the disabled, correction of mechanical, electrical, and plumbing systems deficiencies, abatement of hazardous materials and architectural renovation, including repair of historic ceilings, light fixtures, works of art and décor. The exterior restoration includes correction of roof and shell deficiencies, including the demolition of two mechanical penthouses which will be rebuilt on the roof to re-open the historic light wells. The Library and Courts Building Project is registered for consideration as a Leadership in Energy and Environmental Design project.

The California State Library and the Court of Appeal, Third Appellate District, are the tenants of this building managed by DGS.

The cost of the Library and Courts Building Project is approximately \$65,511,000, all of which is expected to be financed with proceeds of the 2009I Bonds. Design of the Library and Courts Building Project is completed. Construction is expected to commence in April 2010, is expected to last 31 months, and is estimated to be completed by November 2012. It is anticipated that the Library and Courts Building Project will be fully operational and occupied by December 2012.

#### *Tahoe Base Center Relocation - Phase 1 Project*

The Tahoe Base Center Relocation – Phase 1 Project (the “Tahoe Project”) will consist of development of an 88-crewmember CCC residential facility on two separate parcels in the Tahoe Basin. The Tahoe Project includes: (i) the acquisition of two-parcels (Sterling Village / Yanks Station); (ii) the renovation of an existing Residence Building (23,868 square feet), (iii) the construction of a Multipurpose/Kitchen Building (6,600 square feet) and an Administration Building (12,244 square feet); and (iv) related site improvements, including include roads, sidewalks, tree protection, filter fencing, retaining walls, lighting, water, sewer, gas, electrical, telephone and cable connections.

The total cost of the Tahoe Project is approximately \$25,000,000, all of which is expected to be financed with proceeds from the 2009I Bonds. Design of the Tahoe Project is complete. Construction of the Tahoe Project is expected to commence in March 2010, is expected to last 32 months, and is estimated to be completed by November 2012. It is anticipated that the Tahoe Project will be fully operational and occupied by December 2012.

#### *Twain Harte Forest Fire Station Replacement Project*

The Twain Harte Forest Fire Station provides initial fire response for the region bounded by the middle fork of the Stanislaus River on the north, the middle fork of the Tuolumne River on the south, the western boundary of the Stanislaus National Forest on the east, and the community of Mono Village on the west. The Twain Harte Forest Fire Station Replacement Project (the “Twain Harte Project”), located on State-owned property in Tuolumne County, consists of: (i) the construction of a new two-engine fire station, including a twelve-bed barracks/mess hall (3,753 square feet), a 3-bay apparatus building with office, restroom, workroom, and storage (1,999 square feet), a utility storage building (120 square feet), and a generator and pump house building (300 square feet) with emergency generator and electrical equipment; and (ii) related site improvements, including demolition, hazardous materials abatement, clearing, grading, drainage, paving, sidewalks, curbs, landscaping, and utility upgrades. This station is designed to accommodate two fire engines and their crews.

The total cost of this Twain Harte Project is approximately \$4,449,200, all of which is expected to be financed with proceeds from the 2009I Bonds. The Twain Harte Project is completed and was fully operational and occupied in November 2008.

#### *Pacheco Forest Fire Station Relocation Project*

The Pacheco Forest Fire Station is vital as an initial fire response and staging area to ensure continued, effective protection for its SRA. It is strategically located along Highway 152 on the west side of the Pacheco Pass and provides fire response to Santa Clara, San Benito, Monterey, Madera and Mariposa counties. Highway 152 is a major arterial link between the San Joaquin Valley, the Central Coast, and the San Francisco Bay Area. The Pacheco Forest Fire Station Relocation Project (the "Pacheco Project"), located on leased property in Santa Clara County, consists of: (i) the construction of a new one engine station, including an 8-bed barracks/mess hall (2,330 square feet), a 2-bay apparatus building with one office (1,697 square feet), and a fuel building (100 square feet) with a pump and a 1,000 gallon fuel tank; and (ii) related site improvement, including demolition, hazardous materials abatement, clearing, grading, drainage, paving, sidewalks, curbs, landscaping, and utility upgrades. This station is designed to accommodate one fire engine and its crew.

The total cost of the Pacheco Project is approximately \$2,822,000, of which approximately \$2,691,000 is expected to be financed with proceeds from the 2009I Bonds. Construction of the Pacheco Project commenced in June 2007, is expected to last 38 months, and is estimated to be completed by August 2010. It is anticipated that the Pacheco Project will be fully operational and occupied by September 2010.

#### *California Correctional Center Wastewater Treatment Plant Modification Project*

The California Correctional Center Wastewater Treatment Plant Modification Project (the "Susanville WWTP Project") covers approximately 977 acres of State-owned land and consists of the upgrade and expansion of the existing treatment facilities and processes at the California Correctional Center Wastewater Treatment Plant (the "Susanville WWTP") in order to bring the discharged effluent from the California Correctional Center and the adjacent High Desert State Prison into compliance with the Lahontan Regional Water Quality Control Board waste discharge requirements and to expand the capacity of the Susanville WWTP to process and dispose of effluent at the rate of 1.8 million gallons per day ("MGD").

The Susanville WWTP Project also expands the sprayfield irrigation system by more than 250 acres. More than 650,000 cubic yards of dirt have been used to construct three new earthen storage ponds, a primary pond and two wetland polishing treatment ponds. One hundred fifteen acres of high density polyethylene ("HDPE") geomembrane has been installed over six new and five of the existing earthen ponds. Over five miles of underground HDPE piping has been installed in order to connect the earthen ponds and supply the new sprayfield irrigation system.

The existing headworks equipment is being replaced with new equipment. Redundancy is being added to the headworks building by installing equipment in the existing bypass channel. This will allow the plant to continually operate when repairing or maintaining equipment. Upon completion of construction, the Susanville WWTP will be automated with a centralized computer system and programmable logic controllers operating all equipment.

The total cost of the Susanville WWTP Project is approximately \$32,233,000, of which approximately \$29,266,000 is expected to be financed with proceeds from the 2009I Bonds. Construction of the Susanville WWTP Project commenced in June 2008, is expected to last



19 months and is estimated to be completed by January 2010. It is anticipated that the Susanville WWTP Project will be fully operational and occupied by January 2010.

#### *CVSP Wastewater Treatment Plant Improvements Project*

The CVSP Wastewater Treatment Plant Improvements Project (the "CVSP WWTP Project") will modify and upgrade the existing Wastewater Treatment Plant (the "CVSP WWTP") that collects and treats high strength domestic wastewater from CVSP and Ironwood State Prison. The Project site covers approximately 83 acres of State-owned land.

The CVSP WWTP Project includes construction of an oxidation ditch capable of handling 2.7 MGD average daily flows with a new emergency generator and motor control center, upgrades to the headworks screening and raw sewage pumps, upsizing of the existing activated sludge pump stations, conversion of primary clarifiers to secondary clarifiers, rehabilitation of the existing secondary clarifiers, installing shotcrete on one of the existing anaerobic digesters, paving portions of existing sludge drying beds, construction of a bio-solids storage pad, replacement of influent pump stations, construction of a pump station for the reject water from the existing water treatment plant, upgrades to the existing motor control centers, installation of fully automated centralized computer system with programmable logic controllers to operate all equipment, and miscellaneous yard piping.

Construction of the CVSP WWTP Project will have to be sequenced in such a manner that the existing CVSP WWTP will be in compliance with the permit issued by the Colorado River Basin Regional Water Quality Control Board throughout the construction period.

The total cost of the CVSP WWTP Project is approximately \$27,338,000, of which approximately \$25,331,000 is expected to be financed with proceeds from the 2009I Bonds. Design of the CVSP WWTP Project is estimated to be completed by November 30, 2009. Construction is expected to commence in April 2010, is estimated to last 24 months, and is estimated to be completed in April 2012. It is anticipated that the CVSP WWTP Project will be fully operational and occupied by May 2012.

#### *FSP Convert Officer and Guards Building to Office Space Project*

The FSP Convert Officer and Guards Building to Office Space Project (the "FSP Project") consists of: (i) the renovation of an existing approximately 30,800 square foot, three-story historic building, which was originally built in 1878 and seismically retrofitted in 2001, into office space to meet current facility operational requirements, fire and life safety codes, Americans with Disabilities Act (ADA), and California Title 24 Energy requirements; and (ii) related site improvements, including exterior modifications, building infrastructure modifications and interior finishes. The FSP Project site covers approximately 2.1 acres of State-owned land.

The FSP Project infrastructure upgrade portion includes abatement of hazardous materials, correction of building code deficiencies, provision of air conditioning to all occupied spaces, upgrades to the electrical infrastructure, installation of an automated fire suppression system, and the repair and repainting of exterior windows. The FSP Project interior elements include demolition, addition of a hydraulic elevator and new stairwell, and renovation of one existing stairwell. In addition, the FSP Project includes renovation and replacement of interior finishes, including new walls, ceilings, and floor finishes. The FSP Project will also improve or install new building systems, such as lighting, electrical power, data lines, fire sprinklers and alarms, heating ventilation and air conditioning, waterlines, and water heaters. The FSP Project exterior improvements include site demolition, re-grading and improved drainage, construction of new sidewalks, site lighting, construction of a new condenser enclosure, construction of a new exterior

exit stairway, construction of a new entry canopy, restoration of historic stone and windows including selective abatement and hazardous material removal.

The total cost for the FSP Project is approximately \$7,803,000, of which approximately \$6,768,000 is expected to be financed with proceeds from the 2009I Bonds. Design for the FSP Project is complete. Construction is expected to commence in March 2010, is expected to last 15 months, and is estimated to be completed by June 2011. It is anticipated that the FSP Project will be fully operational and occupied by June 2011.

#### *SQ Condemned Inmate Complex Project*

SQ Condemned Inmate Complex Project (the "SQ CIC Project") consists of the construction of an approximately 541,000 square foot facility that will provide 768 new cells (approximately 1,152 beds) for the housing of male condemned inmates at SQ. The SQ CIC Project includes three stacked maximum-security housing units (180° Units), a building for inmate visiting and centralized security and control, a central kitchen, two facility program support services buildings, six guard towers, and a mental health services building. The SQ CIC Project will also include a 24-bed inpatient Correctional Treatment Center that will provide medical services for the condemned population. The CIC will be separated from the existing prison by an outer patrol road, security fencing, and an inner patrol road. Security fencing around the new CIC will include a 12 foot high double cyclone fence topped with barbed tape, with a lethal electrified fence that will be located between the double perimeter fence. High mast lighting will be provided inside the CIC to satisfy security and operational requirements.

The SQ CIC Project is comprised of two construction packages. Design for all components of the first construction package is complete. Design for the final components included in the second construction package is anticipated to be complete by June 2010.

The total cost of the SQ CIC Project is approximately \$356,275,000, all of which is expected to be financed with proceeds from the 2009I Bonds. Construction is expected to commence in March 2010, is expected to last 35 months, and is estimated to be completed by February 2013. It is anticipated that the SQ CIC Project will be fully operational and occupied by March 2013.

#### *Fresno Veterans Home Project*

The Fresno Veterans Home Project (the "Fresno Home Project") consists of the construction of a 300-bed, approximately 239,000 square foot veterans home to be located on approximately 26.2 acres of State-owned land in the city of Fresno.

The total cost of the Fresno Home Project is approximately \$158,633,000, of which approximately \$66,013,000 is expected to be financed with proceeds from the 2009I Bonds and the balance will be funded by the federal government. Because the Fresno Home Project is being built using the design build delivery method, design will be completed as part of the construction contract. Construction is expected to commence in May 2010, is expected to last 22 months and is estimated to be completed by March 2012. It is anticipated that the Fresno Home Project will be fully operational and occupied by April 2012.

#### *Redding Veterans Home Project*

The Redding Veterans Home Project (the "Redding Home Project") consists of the construction of a 150-bed, approximately 127,000 square foot veterans home to be located on approximately 26 acres of State-owned land in the city of Redding.

The total cost of the Redding Home Project is approximately \$88,102,000, of which approximately \$37,401,000 is expected to be financed with proceeds from the 2009I Bonds and the balance will be funded by the federal government. Because the Redding Home Project is being built utilizing the design build delivery method, design will be completed as part of the construction contract. Construction is expected to commence in April 2012, is expected to last 21 months and is estimated to be completed by January 2012. It is anticipated that the Redding Home Project will be fully operational and occupied by February 2012.

**Staff Recommendation:     Adopt the resolution.**

## BOND ITEMS

### BOND ITEM—2

#### 2009 SERIES J

#### J. PAUL LEONARD & SUTRO LIBRARY

##### California State Library (6120)

*Project:* **J. Paul Leonard and Sutro Library**  
*Location:* San Francisco  
*Authority:* Chapter 33, Statutes of 2002,  
as amended by Chapter 509, Statutes of 2006

##### California State University (6610)

*Project:* **J. Paul Leonard and Sutro Library**  
*Location:* San Francisco  
*Authority:* Chapter 33, Statutes of 2002,  
as amended by Chapter 509, Statutes of 2006

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2009 Series J, J. Paul Leonard & Sutro Library.
2. Approve the form of and authorize the execution of a Ninety-Seventh Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Trustees of the California State University and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and the Trustees of the California State University, with the consent of the California State Library.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.

7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

<b>Estimated Project Costs to be Financed</b>	<b>\$116,553,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$152,600,000</b>
<b>“To Not Exceed” Par Amount</b>	<b>\$209,000,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—2

2009 Series J  
J. Paul Leonard & Sutro Library

#### Action Requested

**The requested action would authorize the sale of the 2009 Series J lease revenue bonds, which may include one or more sub-series, and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.**

#### Scope Descriptions and Funding

**The project is within scope.**

The *J. Paul Leonard and Sutro Library Project* is an 85,000 square foot five-story addition and 283,000 square foot renovation of the existing SFSU library building. The new addition will address the required book storage capacity of 1.5 million volumes by providing an automated library book retrieval system. The renovation will comprehensively remodel the existing spaces, upgrade the building systems, install code compliant elevators and building accessibility, provide energy efficient aluminum window fenestration and seismically strengthen the concrete frame structure. The renovation will also feature the permanent home of the Sutro Collection (defined below) of the State Library.

Adolph Sutro, a former mayor of San Francisco and leading philanthropist, created one of the largest rare book and manuscript collections in the world, which was left in Trust to the State Library. This collection is referred to as the Sutro Collection. The Sutro Collection will use the 5<sup>th</sup> and 6<sup>th</sup> floors. The 12,000 square foot 5<sup>th</sup> floor will be used as the main public research area. In addition to the library stacks and microforms area, it features a 5,033 square foot reading room. The 10,000 square foot 6<sup>th</sup> floor will have a seminar room and a fully conditioned vault. The 5,033 square foot vault will house the rarest artifacts of the Sutro Collection and will provide the necessary environmental controls necessary to maintain these artifacts. The seminar room will be used for presentations and displays of the collection.

The total cost for the J. Paul Leonard and Sutro Library Project is approximately \$116,553,000, all of which is expected to be financed from the proceeds from the 2009J Bonds. Construction of the J. Paul Leonard and Sutro Library Project commenced in April 2008, is expected to last 48 months, and is estimated to be completed by April 2008. It is anticipated that the J. Paul Leonard and Sutro Library Project will be fully operational and occupied by May 2012.

**Staff Recommendation:     Adopt the resolution.**